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20 Attorneys for Receiver  
21 Thomas A. Seaman

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**UNITED STATES DISTRICT COURT**  
**CENTRAL DISTRICT OF CALIFORNIA**  
**WESTERN DIVISION**

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29 SECURITIES AND EXCHANGE  
30 COMMISSION,  
31 Plaintiff,  
32 v.  
33 STEVE CHEN, USFIA, INC.,  
34 ALLIANCE FINANCIAL  
35 GROUP, INC., AMAUCTION, INC.,  
36 ABORELL MGMT I, LLC, ABORELL  
37 ADVISORS I, LLC, ABORELL  
38 REIT II, LLC, AHOME REAL  
39 ESTATE, LLC, ALLIANCE  
40 NGN, INC., APOLLO REIT I, INC.,  
41 APOLLO REIT II, LLC, AMKEY, INC.,  
42 US CHINA CONSULTATION  
43 ASSOCIATION, and QUAIL RANCH  
44 GOLF COURSE, LLC,  
45 Defendants.

46 Case No. 2:15-cv-07425 RGK PLA

47 Date: December 23, 2019

48 Time: 9:00 a.m.

49 Ctrm: 850

50 Judge Hon. R. Gary Klausner

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**ORDER (A) APPROVING SALE OF  
101 363 MONTEREY PINES PROPERTY;  
102 (B) APPROVING SALE OF 4050  
103 LYND AVE. PROPERTY; AND (C)  
104 AUTHORIZING PAYMENT OF  
105 ASSOCIATED BROKERS'  
106 COMMISSIONS**

## ORDER

2 The Court, having received and read the Motion for (A) approval of sale of  
3 the 363 Monterey Pines property; (B) approval of sale of the 4050 Lynd Ave.  
4 property; and (C) authority to pay associated brokers' commissions ("Motion"), filed  
5 by Thomas A. Seaman ("Receiver"), the Court-appointed receiver for USFIA, Inc.,  
6 Alliance Financial Group, Inc., Amauction, Inc., Aborell Mgmt I, LLC, Aborell  
7 Advisors I, LLC, Aborell REIT II, LLC, Ahomes Real Estate, LLC, Alliance  
8 NGN, Inc., Apollo REIT I, Inc., Apollo REIT II, LLC, Amkey, Inc., US China  
9 Consultation Association, Quail Ranch Golf Course, LLC, and their subsidiaries and  
10 affiliates including Steamfont Investment Group, LLC (collectively, the  
11 "Receivership Entities"), including any supporting declarations and objections filed  
12 thereto, and being so advised in the matter and finding good cause, hereby orders as  
13 follows:

14 || The Motion is granted;

15        1. The sale of the property located at 363 Monterey Pines Dr., Arcadia,  
16 CA, as described in **Exhibit A** to the Declaration of Thomas A. Seaman filed in  
17 support of the Motion (the "Monterey Pines Property"), by Thomas A Seaman as  
18 receiver for the Receivership Entities to Pankajkumar Patel ("Monterey Pines  
19 Buyer") is confirmed and approved;

20       2. The purchase price of \$3,500,000 for the Monterey Pines Property is  
21 confirmed and approved;

22       3. The Receiver is immediately authorized to complete the sale  
23 transaction for the sale of the Monterey Pines Property, including executing any and  
24 all documents as may be necessary and appropriate to do so;

25       4. The Receiver is further authorized to immediately pay, upon closing of  
26 the sale of the Monterey Pines Property, a commission of 5% of the purchase price  
27 to Keller Williams Realty Pasadena from the sale proceeds, or 4% if Keller

1 Williams Realty Pasadena ultimately represents both the seller and the buyer in the  
2 transaction;

3       5. The sale of the property located at 4050 Lynd Ave., Arcadia, CA, as  
4 described in Exhibit B to the Declaration of Thomas A. Seaman filed in support of  
5 the Motion (the "Lynd Ave. Property"), by Thomas A Seaman as receiver for the  
6 Receivership Entities to Yue Gao ("Lynd Ave. Buyer") is confirmed and approved;

7       6. The purchase price of \$540,000 for the Lynd Ave. Property is  
8 confirmed and approved;

9       7. The Receiver is immediately authorized to complete the sale  
10 transaction for the sale of the Lynd Ave. Property, including executing any and all  
11 documents as may be necessary and appropriate to do so;

12       8. The Receiver is further authorized to immediately pay, upon closing of  
13 the sale of the Lynd Ave. Property, a commission of 6% of the purchase price to  
14 Secured Properties from the sale proceeds, or 5% if Secured Properties ultimately  
15 represents both the seller and the buyer in the transaction

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17       **IT IS SO ORDERED.**

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19       Dated: January 13, 2020

  
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Hon. R. Gary Klausner  
Judge, United States District Court

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22       CC: Fiscal

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